

LETH LTD

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Field notes for a 1.03 acre tract of land out of the Northwest Quarter of Section 22 of the University Lands in McLennan County, Texas, being a portion of Lot 8, of the Lake Park Estates, plat of record in Volume 1498, Page 671 of the Deed Records of McLennan County, Texas, being all of that called 1.031 acre tract of land described in a deed to **Jerry L. McGehee and wife, Theresa M. McGehee**, of record in Volume 1760, Page 147 of the Deed Records of McLennan County, Texas. Said 1.03 acres being shown on the attached plat and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron rod found in the west right-of-way line of the Crawshaw Lane, at the northeast corner of the said Lot 8, being the northeast corner of the said 1.031 acre tract, the southeast corner of that called 1.613 acre tract of land described in a deed to Ronald Dean Jernigan and wife, Oka J. Jernigan, of record in Volume 1616, Page 138 of the Deed Records of McLennan County, Texas, for the northeast corner of the herein described tract of land;

Thence S 23deg. 10min. 50sec. E 174.60 ft. along west right-of-way line of the said Crawshaw Lane, with the east line of the said 1.031 acre tract, to a 1/2" iron rod found in the west right-of-way line of the said Crawshaw Lane, at the northeast corner of that called 0.935 acre tract of land described in a deed to Danny E. Brodbeck, and wife, Cecilia Brodbeck, of record in County Clerk's File Number 2001023946 of the Official Public Records of McLennan County, Texas, for the southeast corner of the said 1.031 acre tract and of the herein described tract of land, from which a 3/8" iron rod found at the southeast corner of the said Lot 8 bears S 23deg. 10min., 50sec. E 175.00 ft.;

Thence S 61deg. 22min. 00sec. W 245.50 ft. crossing the said Lot 8, with the south line of the said 1.031 acre tract, the north line of the said 0.935 acre tract, to a 1/2" iron rod found in the east line of that called First Tract, being a 0.561 acre tract of land, described in a deed to Jerry Mynarcik and wife, Christine Mynarcik, of record in Volume 1705, Page 743 of the Deed Records of McLennan County, Texas, at the northwest corner of the said 0.935 acre tract, at the southwest corner of the said 1.031 acre tract, for the southwest corner of the herein described tract of land, from which a 1/2" iron rod found at the southwest corner of the said 0.935 acre tract bears S 31deg. 12min. 05sec. E 175.26 ft.;

Thence N 31deg. 15min. 37sec. W 173.70 ft. along the west line of the said 1.031 acre tract of land, the east line of the said 0.561 acre tract, to a 1/2" iron rod found at the northwest corner of the said 1.031 acre tract, the northeast corner of the said 0.561 acre tract, in the south line of the said 1.613 acre tract, for the northwest corner of the herein described tract of land, from which a 1/2" iron rod found at the northeast corner of the said 0.561 acre tract, being also the northwest corner of the said Lot 8, bears S 61deg. 18min. 21sec. W 69.91 ft.;

Thence N 61deg. 18min. 21sec. E 270.05 ft. along the north line of the said 1.031 acre tract, the south line of the said 1.613 acre tract, to the Point of **Beginning**.

BEARINGS ARE BASED ON GEODETIC NORTH BY GPS OBSERVATIONS.

Surveyed May 5, 2011

Gale Arnold

Gale Arnold R.P.L.S. 3879
WO # 11-05-5078



1.03 Acres of land out of Northwest Quarter of Section 22 of the University Lands in McLennan County, Texas, being a portion of Lot 8, of the Lake Park Estates, plat of record in Volume 1498, Page 671 of the Deed Records of McLennan County, Texas, being all of that called 1.031 acres described in a deed to Jerry L. McGehee and wife, Theresa M. McGehee. of record in Volume 1760, Page 147 of the Deed Records of McLennan County, Texas.

CRAWSHAW LANE

(50' ROAD AND UTILITY
EASEMENT VOL. 1498, PG. 671 DR)

(RECORD: S23°54'00"E 175.00')
S23°10'50"E 174.60'

FIELD NOTE POINT
OF BEGINNING

EDGE OF PAVEMENT

1/2" IRON ROD FOUND WATER MTR. □ WATER MTR.

30' SETBACK LINE VOL. 1498, PG. 655 DR

25' SETBACK LINE VOL. 1498, PG. 655 DR

25' SETBACK LINE VOL. 1498, PG. 655 DR

1.03 ACRES

JERRY L. MCGEHEE AND
WIFE, THERESA M. MCGEHEE
CALLED 1.031 ACRES
VOL. 1760, PG. 147 DR

(RECORD: N60°41'00"E 269.60')
N61°18'21"E 270.05'

RONALD DEAN JERNIGAN
AND WIFE, OKA J. JERNIGAN
CALLED 1.613 ACRES
VOL. 1616, PG. 138 DR

DOWN GUY
POLE
POWER

WIRE FENCE
0.3' SOUTH

OVERHEAD ELECTRIC LINE
WIRE FENCE
3' NORTH

CONC. DRIVE
FRAME BUILDING
ON CONC.

(RECORD: S60°32'29"W 245.29')
S61°22'00"W 245.50'

DANNY E. BRODBECK AND
WIFE, CECILIA BRODBECK
CALLED 0.935 ACRES
INSTR. NO. 2001023946 OPR

3/8" IRON
ROD FOUND

S23°10'50"E 175.00'

S61°08'50"W 221.00'

1/2" IRON
ROD FOUND

S31°12'05"E 175.26'

1/2" IRON
ROD FOUND

TAX I.D. NO: 204042

FIELD SERVICES: TNFDS 40/46

N BY: JBM

6801 Songer Ave., Suite 111
Waco, Texas 76710
(254) 776-5151
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TD

REQUESTED BY: Texas Central Title

1 OF 5

1/2" IRON
ROD FOUND

1/2" IRON
ROD FOUND

S61°18'21"W 69.91'

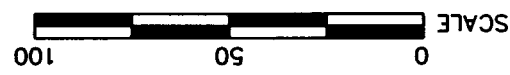
JERRY MYNARCIK AND
WIFE, CHRISTINE MYNARCIK
CALLED FIRST TRACT
0.561 ACRES
VOL. 1705, PG. 743 DR

N31°14'29"W 349.16'

1/2" IRON
ROD FOUND



LETH



Texas Central Title - G.F. No. 2011-0539 - Effective Date: April 29, 2011

Restrictions recorded in Volume 1498, Page 665, Volume 1500, Page 500 and Volume 1698, Page 744 in the Deed Records of McLennan County, Texas.

The following easement to the State of Texas Volume 855, Page 507 in the Deed Records of McLennan County, Texas does not appear to affect this Lot.

Bold Spring Water Supply Corp. has a blanket 15' wide water line easement, centered on the pipeline as installed, over the parent tract of this Lot as stated in Volume 963, Page 12 in the Deed Records of McLennan County, Texas. This easement is unplottable by its description and may affect this Lot.

Only those easements / restrictions shown on the record plat and/or listed in the referenced title commitment are shown hereon.

LETH LTD. does not make or warrant any flood zone designation.

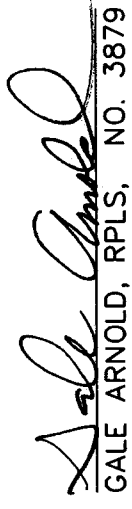
TO: Texas Central Title, and Edward C. Landers and wife,
Deborah Jean Landers

This sketch represents a survey made on the ground. During the performance of this survey persons working under my supervision observed conditions along the boundaries and to the best of my knowledge they are as shown.

Bearings are based on Geodetic North by GPS Observations.

I hereby state that to the best of my professional knowledge and belief that this plat and the survey on which it is based meets the requirements for land surveys in the State of Texas.

This the 6th day of May, 2011.


GALE ARNOLD, RPLS, NO. 3879

ALL RIGHTS RESERVED
BY: LETH LTD. 2011.

RED SEAL

